



Clarkes Cottage Millgate, Whaplode Spalding PE12 6RT

welcome to

Clarkes Cottage Millgate, Whaplode Spalding

**** A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS DECEPTIVELY SPACIOUS EXTENDED SEMI-DETACHED HOUSE WITH OPEN FIELD VIEWS TO THE FRONT & REAR ****



Entrance Hall

UPVC double glazed window to the side, stairs leading off to the first floor accommodation, radiator.

Lounge

12' 10" x 11' 11" (3.91m x 3.63m)

UPVC double glazed window to the front, open fireplace, real wood flooring, radiator, power points, TV point.

Kitchen/Diner

13' 6" x 11' 7" (4.11m x 3.53m)

UPVC double glazed window to the front with field views, two archways through to the dining room and family room, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a half sized electric oven and grill above, four burner electric hob, tiled splash backs, power points, integrated fridge and freezer, space for dishwasher, stable door to the side, vertical wall mounted radiator, skimmed and coved ceiling with inset spotlights.

Downstairs Shower Room

8' 10" x 4' 5" (2.69m x 1.35m)

UPVC double glazed window to the side, W.C with vanity washbasin with a mixer tap over and high gloss storage cupboards and drawers beneath, tiled splash backs, wall mounted mirror, fully tiled shower cubicle with a built-in mixer shower over, wall mounted heated towel rail, inset spotlights and extractor fan.

Family Room

12' 9" x 10' 11" (3.89m x 3.33m)

Block archway through to the dining room, multi-fuel burner, radiator, power points, inset spotlights with carpet flooring.

Dining Room

17' 9" x 8' 8" (5.41m x 2.64m)

UPVC double glazed window to the rear and UPVC double glazed French doors to the rear both facing field views, radiator, power points, wall mounted oil

boiler, skimmed ceiling with inset spotlights.

Landing

UPVC double glazed window to the side, loft access, storage cardboard housing the water tank.

Family Bathroom

UPVC double glazed window to the rear, 'P' shaped panelled bath with a mixer tap and a built-in mixer shower and a separate handheld shower, vanity washbasin with a mixer tap over and storage cupboards beneath, W.C, wall mounted heated towel rail, tiled splash backs, tiled floor.

Bedroom One

12' x 11' 10" (3.66m x 3.61m)

UPVC double glazed window to the front with field views, built-in bedroom furniture, power points, radiator with carpet flooring.

Bedroom Two

12' 10" x 10' 11" (3.91m x 3.33m)

UPVC double glazed window to the rear with open field views, power points (one with USB charging), radiator, TV point. Carpet flooring

Bedroom Three

8' 9" x 7' 11" (2.67m x 2.41m)

UPVC double glazed window to the front with field views, power points, radiator, inset storage with shelving.

Bedroom Four

12' 10" x 11' 11" (3.91m x 3.63m)

UPVC double glazed window to the rear enjoying field views, radiator, power points with carpet flooring this bedroom is situated on the ground floor.

Exterior

The property is positioned on a non-estate plot with hedging to the front, The off-road parking has space for numerous vehicles including access for a Motor-Home or Caravan, with gravelled off-road parking to the front and concrete parking leading to the

detached single garage. There is a detached poly-tunnel to the right hand side of the garage, along with mature trees and a dyke. The side gate between the dwelling and the garage leads to the rear garden is laid to lawn has an outside light, an outside tap and power point.



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welcome to

Clarkes Cottage Millgate, Whaplode Spalding

- SEMI DETACHED HOUSE
- AMPLE OFF ROAD PARKING & SINGLE GARAGE
- FEILD VIEWS TO FRONT & REAR
- NON ESTATE PLOT
- DETACHED OVERSIZED WORKSHOP

Tenure: Freehold EPC Rating: D

£237,500



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG111957 - 0006

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